

003.0 0005 0020.0

1 of 1
CARD

Residential
ARLINGTON

Total Card / Total Parcel
953,300 / 953,300
953,300 / 953,300
953,300 / 953,300

APPRAISED:
USE VALUE:
ASSESSED:



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51-51A		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:
MATTHEWS THOMAS J/KATHLEEN	
TRS/MATTHEWS FAMILY TRUST	

Owner 3:

Street 1: 51 MAGNOLIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MATTHEWS THOMAS J -
Owner 2:	-

Street 1: 51 MAGNOLIA ST

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3050 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	516,200	5,100	432,000	953,300		3472
							GIS Ref
							GIS Ref
							Insp Date
							08/26/17

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1346!

USER DEFINED

Prior Id # 1:	3472
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:09:36
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
09/13/17	11:37:07
apro	
PAT ACCT.	
346	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,400	5100	4,000.	432,000	953,500	953,500	Year End Roll	12/18/2019
2019	104	FV	393,900	5100	4,000.	459,000	858,000	858,000	Year End Roll	1/3/2019
2018	104	FV	393,900	5100	4,000.	334,800	733,800	733,800	Year End Roll	12/20/2017
2017	104	FV	347,600	5100	4,000.	291,600	644,300	644,300	Year End Roll	1/3/2017
2016	104	FV	347,600	5100	4,000.	248,400	601,100	601,100	Year End	1/4/2016
2015	104	FV	309,600	5100	4,000.	243,000	557,700	557,700	Year End Roll	12/11/2014
2014	104	FV	309,600	5100	4,000.	199,800	514,500	514,500	Year End Roll	12/16/2013
2013	104	FV	322,200	5100	4,000.	190,100	517,400	517,400		12/13/2012

Parcel ID

003.0-0005-0020.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEWS THOMAS	1331-100		1/2/2007	Family		1	No	No	
MATTHEWS WILLIA	1177-39		9/11/1997	Family	130,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/26/2017		MEAS&NOTICE							HS			Hanne S
5/13/2009		Measured							372			PATRIOT
9/22/1999		Meas/Inspect							243			PATRIOT
11/1/1991									PM			Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

